

Brunswick Planning Commission

Minutes

April 25, 2005

Commission Members Present: Chair Ed Gladstone, Vice Chair Don Krigbaum, Secretary Connie Koenig, Council Liaison Walt Stull, Wayne Dougherty, and Ellis Burruss, Alternate.

Mayor & Council Present: Mayor Carroll Jones

Staff Present: City P & Z Administrator Rick Stup, and Development Review Planner Jeff Love

Chairman Gladstone called the meeting to order at 7:00 PM.

Minutes

The minutes of the February meeting, rescheduled to March 28, 2005 were reviewed and approved. (MOTION by Mr. Krigbaum and seconded by Mr. Stull unanimously passed.) The minutes of the April 5, 2005 Workshop were reviewed and approved. (MOTION by Mr. Dougherty and seconded by Mr. Krigbaum unanimously passed.)

Chairman

Mr. Gladstone requested all those in attendance who were going to speak on any of the cases, to rise and be sworn in.

Old Business

Zoning Ordinance

Review of Council comments and discussion for additional revisions to Articles 6 proposed Ordinance 418. BR-ZO-05-01-TA

Mr. Stup discussed option for the Planning Commission to proceed with the items addressed in the defeated Ordinance 418 based on the exchange of information during the Joint Workshop with the Mayor & Council. It was the Commissions consensus to have Staff proceed, with the assistance of the City Attorney, to draft a Planning Commission policy to address the issues.

New Business

Zoning – Site Plan

Elevated Water Storage Tower – Request for Site Plan approval for a second Water Elevated Tank on the Reservoir Site: Located the end of K East Street and South of Souder Road. Zoning Classification: R-1; Water and Sewer Classification: W-1, S-1; BR-SP-05-01-SP

Staff Presentation and Recommendation

Mr. Stup presented the Staff Report for the new elevated water tank at the reservoir site. He also informed the Commission of the cell service negotiations with the City and that the existing cell platform was in need of relocation to the new water tank.

He further stated that the plan was revised to address Staff and Agency Comments. However, there still remain numerous Check Sheet and Staff TAC Meeting Comments that still are not addressed to Staff's satisfaction. Those include the following:

- Bearings and distances on lot lines need revision
- Source of topography must be noted
- Existing structures must be dimensioned and leaders added where structures impede into building restriction areas
- Area Summary Table needs revision and SEC & SMW is not addressed
- Type of streets must be labeled
- Standard title information must be provided
- Height of existing pole must be added and the new light location identified on the plan
- All proposed landscaping must be labeled
- Identification/note of tank topple area must be added
- Existence of only one soil types must be verified

Staff recommends approval of the Site Plan with the following conditions:

1. Minimum SEC Controls must be provided, if there isn't a requirement from the County, and shown on Site Plan.
2. A construction entrance must be provided at the existing Souder Road entrance and a note added to the plan that all construction related traffic must access and exit the property from Souder Road via the construction entrance. The construction access must be approved by MSHA.
3. A dumpster location with screening must be provided acceptable to Staff.

Staff Presentation and Recommendation (Cont.)

4. The height and location of the new light must be shown on the Plan. Any changes to the lighting and heights of the exterior light must be approved by Staff in accordance with the "Dark Sky Principle".
5. If any changes occur to signage on the site, the revisions must be submitted to Staff for review and processing for approval and added to the Site Plan if necessary.
6. Issues raised in Staff Report addressed to Staff's satisfaction.
7. Address Check Sheet and Staff TAC Meeting Comments that still are not addressed to Staff's satisfaction.
8. Need FRO approval, if required, prior to Improvement Plan signature.
9. Final or changes to the lighting must be approved by Staff in accordance with the "Dark Sky Principle".
10. The submission and approval of the any current or future sign details must be to Staff's satisfaction and added to the Site Plan if necessary.
11. Address appropriate Agency Comments.
12. Applicant bound by their testimony.
13. Staff has the authority to process any requests for the relocation of the cell platform from the existing water tank to the new water tank with a Zoning Certificate application and a revised Site Plan for Staff review and approval. If issues arise, Staff is to require the normal Site Plan review and approval process.

Mr. Stup answered Commission questions with regard to the application and Staff Recommendation.

Applicant

Dan Snyder, Pleasants Development, presented the applicant's case and answered questions with Bob Krallinger, Whitman, Requardt & Assoc. The questions included the following:

- Schedule for construction
- Clarification of the elevation of the new tank
- New tank accommodation for the cell platform
- Benefits to the City for co-location

Public Comment

None.

Rebuttal

None.

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Decision

Mr. Dougherty made a motion to re-approve the Elevated Water Storage Tank Site Plan in accordance with Staff Recommendation and revised report; Mr. Krigbaum seconded the motion.

VOTE: Yea 5 Nay 0

Capital Improvements Program (CIP)

FY 2006 – 2011 Capital Improvements Plan: Review of the Draft FY 06 – 11 CIP for consistency with the City of Brunswick Master Plan for recommendation to the Mayor & Council

Staff Presentation and Recommendation

Mr. Stup presented the background of the responsibilities of the Planning Commission under the authority of 66B of the Annotated Code of Maryland. He followed with an overview of the process and a summary of the index.

RECOMMENDATION:

Staff recommends that the City of Brunswick Planning Commission find:

That the location, character, and extent of the capital facilities project in the Draft Fiscal Years 2006-2011 Capital Improvement Program generally conform to the policies and guidelines of the Master Plan.

The projects contained within the Draft Fiscal Years 2006-2011 Capital Improvement Program generally conform with the policies and guidelines pertaining to the Community Facilities Plan Proposals within the Master Plan.

Mr. Stup answered Commission questions with regard to the CIP and Staff Recommendation. He stated that this is the beginning of the City establishing the formal CIP process in accordance with 66B of the Annotated Code of Maryland.

Mayor Jones clarified several points. He added that this is the first step in establishing the process and there is a long way to go to get to where we need to be with that entire process.

Applicant

None, since it was the City.

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Public Comment

None.

Rebuttal

None.

Decision

Mr. Dougherty made a motion to find the 2006-2011 consistent with the City of Brunswick Master Plan in accordance with Staff Recommendation and instructed Staff to forward that finding to the Mayor & Council in the form of a Staff Report or letter; Mr. Krigbaum seconded the motion.

VOTE: Yea 5 Nay 0

Public Comment

Mr. Stup reminded the Commission about the workshop for Brunswick Crossing PUD, Phase III Preliminary Plan on April 27 beginning at 6:00 PM. He further informed the Commission that there would be a regular meeting on May 23 with an overflow date of May 25.

Adjournment

The meeting was adjourned at 8:15 PM.

Respectfully submitted,

Edward Gladstone, Chair
Brunswick Planning Commission